FILE NO.: 078.0409091TN\deb
LOAN NO.: 2370585\CONV

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Priority Trustee Services of TN,
L.L.C.
3300 N.E. Expressway, Suite 8B
Atlanta, GA 30341

Davidson County DEEDTRS
Recvd: 07/20/04 10:18 2pgs
Fees:13.00 Taxes:490.44
20040720-0086312

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 5, 2003, and recorded in the Register's Office of Davidson County, TN, at Instrument 200308140117029, ("Deed of Trust"), Mary Walker and Eddie Walker Jr conveyed to John O Rhea, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, **National City Mortgage Co.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200406280076362** in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 06/03/04, 06/10/04, 06/17/04, in THE NASHVILLE RECORD, by which advertisement the sale was held on July 8, 2004, at the At the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center in Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Higgins, Himmelberg & Piliponis, P.L.L.C., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **National City Mortgage Co.,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 132,550.91; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to **Morgan Stanley Mortgage Capital,** his/her successors and assigns;

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by National City Mortgage Co. as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Priority Trustee Services of TN, L.L.C.,** as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Morgan Stanley Mortgage Capital,** his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

The land referred to in this Commitment is described as follows: A certain tract or parcel of land located in the 13th Civll District of Davidson County. Tennessee. being Lot. No.2 on the unrecorded map of Mosco W- Brown Farm, described according to a survey of George W. Watkins,surveyor, dated October 19, 1948, as follows:Beginning at a point In Bette Shannon's northeast line, being 249 ft northwesterly from said Shannon's easterly corner; thence North 33 deg- 45' East 366 feet to the center of Hydes Ferry Road: thence North 57 deg. 45' West 124 feet with the center of said Road, to a point; thence South 33 deg, 18' West 350 feet to a point in Bettie Shannon's line: thence South 49 deg. 15' East 96 feet to a post thence South 46 deg. 30' East 28 feet to the point of beginning. Being the same property convoyed to Eddie Walker, Jr. and Mary Walker, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, dated February 19, 2003, recorded March 4,2003, of record in Instrument No. 0303040028559

The last recorded Warranty Deed was filed of record at Instrument No. 20030304-0028559 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **Morgan Stanley Mortgage Capital,** his/her successors and assigns, forever, to whom the said, **Priority Trustee Services of TN, L.L.C.**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Priority Trustee Services of TN, L.L.C.**, Substitute Trustee, has hereunto set his hand, this 8th day of July, 2004.

Priority Trustee Services of TN, L.L.C.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 8th day of July, 2004, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared , Dionne Simmons, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Vice President of **Priority Trustee Services of TN, L.L.C.**, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the limited liability company by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires:_____

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STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 132,550.91, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 8th DAY OF JULY 2004.

Notary Public

My Commission Expires: _____

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MSP No.: 078.0409091TN ()
Lender Loan No.: 2370585
Property Address: 3807 Hydes Ferry Road, Nashville, TN 37218
Tax Parcel ID No.: 69 - 12; 22.00

Mail Tax Notices To and Property Owner:
National City Mortgage Co.
P.O. Box 1820
Dayton, OH 45401